



**Valley Way, Fakenham NR21 8PH**

**welcome to**

## **Valley Way, Fakenham**

An immaculate detached family home situated within easy reach of Fakenham Town Centre. This property has been renovated to a high standard with newly fitted kitchen and bathrooms, three reception rooms, four bedrooms and a beautiful garden that backs onto Pensthorpe Natural Park! Viewing recommended



### Entrance Hall

Radiator, under stairs cupboard and door to the front of the property.

### Cloakroom

WC, wash hand basin and uPVC window to the side of the property.

### Lounge

16' 3" x 12' ( 4.95m x 3.66m )

Wood burner, TV point, radiator and uPVC window to the front of the property.

### Dining Room

11' 1" x 9' 4" ( 3.38m x 2.84m )

Radiator and patio doors to the rear of the property.

### Kitchen

12' 1" x 9' ( 3.68m x 2.74m )

Kitchen with wall and base units, double eye level oven, electric hob, extractor, sink with drainer and uPVC window to the rear of the property.

### Utility Room

Wall and base units, sink and space for washing machine and dryer.

### Conservatory

17' 10" x 7' 10" ( 5.44m x 2.39m )

uPVC door to the side of the property.

### Landing

Radiator and loft access with a pull down ladder.

### Bedroom One

15' 4" x 10' 10" ( 4.67m x 3.30m )

Fitted wardrobes, radiator and uPVC window to the front of the property.

### En Suite

Suite comprising of shower, WC, wash hand basin and uPVC window to the front of the property.

### Bedroom Two

11' 4" x 9' 9" ( 3.45m x 2.97m )

TV point and uPVC window to the rear of the property.

### Bedroom Three

14' 2" x 8' 5" ( 4.32m x 2.57m )

Radiator, uPVC window to the front and Velux window to the rear front of the property.

### Bedroom Four

8' 11" x 8' 5" ( 2.72m x 2.57m )

Radiator and uPVC window to the rear of the property.

### Bathroom

Suite comprising of bath, separate shower, WC, wash hand basin and radiator.

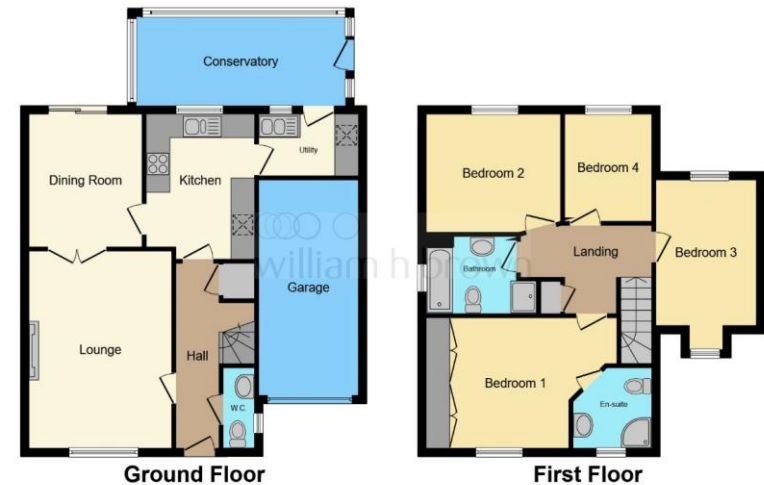
### Outside

Rear enclosed garden laid to lawn with shrub border and patio seating area.

### Garage

17' 5" x 8' 5" ( 5.31m x 2.57m )

Up and over door to the front of the property.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

## Valley Way, Fakenham

- Four bedroom's
- Detached
- Recently renovated
- Rear enclosed garden
- Ample driveway parking

Tenure: Freehold EPC Rating: B

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

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